
S-4242
HAWTHORNE GARDENS SUBDIVISION
Major-Preliminary Plat

STAFF REPORT
June 9, 2011

S-4242
HAWTHORNE GARDENS SUBDIVISION
Major-Preliminary Plat

Staff Report
June 9, 2011

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Scheumann Properties LLC (represented by attorney Dan Teder and TBIRD Design Services) is seeking primary approval for a 14 building, 200-unit apartment complex (a one lot multi-family subdivision) on 12.17 acres, located on the west side of CR 550 E, between McCarty Lane and Stable Drive, in Perry 30 (SW) 23-3.

AREA ZONING PATTERNS:

The site is zoned R3, as is land adjoining to the south. Abutting directly to the north and west is an abandoned planned development, recently rezoned back to its original R2 zoning. Farther north and to the east are large areas of R1B zoning.

AREA LAND USE PATTERNS:

These 12.17 acres are flat and open, as are much of the surrounding undeveloped properties. However, the neighborhood is quickly changing. In addition to this new apartment complex, the recently rezoned property to the northwest is being developed by petitioner as a two-family apartment complex (Hawthorne Villas, also on this agenda). To the east is Hawthorne Lakes, a single-family subdivision, currently under construction. Under construction farther east is the new TSC school, Wyandotte Elementary, scheduled to open this fall.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies CR 550 E as a rural local road (to be upgraded to an urban collector with the adoption of the Draft Thoroughfare Plan). The required 30-ft. half-width right-of-way is already in place. An existing curb cut located at the south end of the frontage will be used for one entrance to the complex. A second entrance is proposed at the north end. Additional right-of-way will be dedicated to accommodate the acceleration and deceleration lanes for each entrance. Except for these entrances, the standard "No Vehicular Access" restriction will need to be platted along the CR 550 E right-of-way.

The UZO parking standard for this county site is 2 spaces per unit. For the 200 proposed units, 400 parking spaces are required. However, as shown on the preliminary plat, the developer is proposing only 354 spaces, which is essentially based on the parking standard permitted in the City of Lafayette. The city standard for multi-family dwellings is calculated by the number of bedrooms in each apartment rather than per unit (1.5 spaces for a one bedroom unit and 1.75 spaces for a two bedroom unit).

This project will only have one and two bedroom style apartment units (96 one bedroom units and 238 two bedroom units). Petitioner has submitted a variance request for the reduced parking to be heard by the Area Board of Zoning Appeals next week. Two arguments in favor of this variance are: 1) it is likely that this development will be annexed into Lafayette in the near future, and 2) the site is on a city bus route.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sanitary sewer and water are available along CR 550 E to serve this subdivision. All internal mains will be privately maintained.

Along the northwest boundary, in a five acre lot that was part of the abandoned planned development, is a large drainage ditch and detention basin developed and owned by Tippecanoe County. This is part of the Berlowitz Regional Drain. The on-site drainage system will run directly to this regulated drain.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks have been shown. The preliminary plat table indicates that the minimum vegetative coverage will be 45% (30% is required), and the maximum 25% building coverage shown falls easily within the 40% allowed in R3 zoning.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STREET NAMES:

Per Unified Subdivision Ordinance requirement, street names have to be approved as part of the preliminary plat. At this point, staff is waiting on the approval of the E911 coordinator. Staff expects to be able to provide approved names to the developer prior to the meeting.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The sanitary sewer and water plans shall be approved by the Lafayette City Engineer.
2. The fire hydrants shall be approved by the Sheffield Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the city in cooperation with the Fire Department.
3. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5

shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2005-04-CM.

4. The County Drainage Board shall approve the drainage plans.
5. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

6. Should the parking variance be approved by the Area Board of Zoning Appeals (ABZA), the case number and date of approval shall be noted on the final plat. Should the parking variance be denied by the ABZA, the total number of parking spaces shall equal 2 per dwelling unit. To achieve this, the total number of buildings and dwelling units may be reduced from those shown on the preliminary plat.
7. Except for the approved entrances, a "No Vehicular Access" statement shall be platted along the CR 550 E right-of-way line.
8. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. All required building setbacks shall be platted.
11. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

12. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.